# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 260,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2002

Notary Public RUTH M. FORAN

MY COMMISSION EXPIRES: JANUARY 26, 2004
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02B-6554

**THIS INSTRUMENT WAS PREPARED BY**

CASTLEMAN TITLE & ESCROW, INC., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas H. Tolbert (NAME) | 1st Trust Bank for Savings (NAME) | 161-1B-107 |
| 5105 Glencarron Drive (ADDRESS) | P.O. Box 17257 (ADDRESS) | |
| Nashville, Tennessee 37220 (CITY) (STATE) (ZIP) | Memphis, TN 38187-0257 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H. Tolbert and wife, Melissa B. Tolbert

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 31 on the Plan of Aberdeen Woods, Phase Three, Section One, a Planed Unit Development, of record in Instrument No. 200005230051434, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to DREES Preferred Collection, Inc., an Ohio Corporation by deed from First Cincinnati Land LLC, and Ohio limited liability company of record in Instrument No. 20010222-0016935, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 2002 and subsequent years, easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 03/05/02 09:12 2pgs
Fees:13.00 Taxes:966.07

20020305-0027220

unimproved ( )
This is improved ( X ) property, known as 5105 Glencarron Drive, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of February, 2002

Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation
By:
Michael A. Zakrzewski, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael A. Zakrzewski and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant Secretary and _____ respectively of the Drees Premier Homes, Inc. f/k/a * the within named bargainor, and corporation, and that he as such Assistant Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael A. Zakrzewski as such Assistant Secretary, and attesting the same by the said _____ as such _____.

* Drees Preferred Collection, Inc.

Witness my hand and official seal at office at Brentwood, TN on this the 22nd day of February, 2002 .

My commission expires JANUARY 26, 2004

RUTH M. FORAN, Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.